

ENROLLED ORDINANCE 158-12

AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION
ORDINANCE OF THE TOWN OF OCONOMOWOC, BY CONDITIONALLY
REZONING CERTAIN LANDS LOCATED IN THE NW ¼ OF THE
SW ¼ OF SECTION 35, T8N, R17E, TOWN OF OCONOMOWOC,
FROM THE R-2 RESIDENTIAL DISTRICT TO THE B-2
LOCAL BUSINESS DISTRICT (SZ-1476)

WHEREAS the subject matter of this Ordinance having been duly referred to and considered by the Waukesha County Park and Planning Commission, after Public Hearing, and giving the requisite notice of said hearing, and the recommendation thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.692 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map for the Town of Oconomowoc, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors on June 23, 1970, is hereby amended to conditionally rezone from the R-2 Residential District to the B-2 Local Business District, certain lands located in part of the NW ¼ of the SW ¼ of Section 35, T8N, R17E, Town of Oconomowoc, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference (SZ-1476) and subject to the following conditions:

1. Complete soil tests shall be performed on the site to determine whether or not space is available and soil conditions are suitable to accommodate a private onsite waste disposal system on the property for both the residential and commercial areas. Further, if a septic site is found, it should be protected from any grading, compaction or construction activities until the system is installed.
2. A Site Plan shall be reviewed and approved by the Waukesha County Park and Planning Commission for the entire site, including but not limited to a Parking Plan, landscaping, signage, lighting and waste disposal. Individual tenants will need to submit a Site Plan/Plan of Operation for their intended use.
3. A Certified Survey Map shall be prepared for all parcels of land. The Certified Survey Map shall be reviewed and approved by the Waukesha County Department of Parks and Land Use, prior to the zoning taking effect.
4. Documentation shall be submitted to the Planning and Zoning Division Staff that the relocated Lakeshore Drive is acceptable to the Waukesha County Department of Public Works.
5. A Conditional Use Permit for filling and earth-altering activity on this area be applied for and reviewed by the Town and County.

6. A 40 ft. wide strip of land on the north side of the newly relocated Lakeshore Drive and east of the right-of-way of C.T.H. "P" shall be dedicated to the Town of Oconomowoc on the Certified Survey Map to accommodate the possible relocation of the residential driveway on the property to the north when C.T.H. "P" is reconstructed so that the private driveway can be relocated to Lakeshore Drive.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town of Oconomowoc Clerk.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of provisions of this Ordinance are hereby repealed.